

Weare Open Space Committee  
Minutes  
May-23-06  
+++++FINAL+++++

In attendance this evening were: Pat Myers, George Malette, Mike Boyko, John Ciampi, Steve Najjar, Sherry Burdick (alternate), Andy Fulton, and Jean Heinemann (alternate).

Steve called the meeting to order at 7:10 PM.

A special Conservation Commission **Public Hearing** convened this evening, and Andy called this special session to order at 7:13 PM. The purpose of this public hearing is to allow for the expenditure of funds from the Conservation Fund for the purpose of purchasing the Eastman Property. The result of that Public Hearing has been recorded separately in the WCC minutes.

**Review of Minutes** - Steve reconvened the OSC meeting at 7:17, at which time he asked the members to review and comment on the minutes of 4-25-06. The changes noted are as follows:

- Page 1, 3<sup>rd</sup> major paragraph down, correct the name *Rod* to *Rad*.
- Page 1, 4<sup>th</sup> major paragraph down, 5<sup>th</sup> line, change *was* to *will be*.

George made motion to accept the minutes as amended, and Andrea 2<sup>nd</sup>. All voted in favor, and the motion carries.

**Eastman Property Update-** Steve spoke with Charlie Bridges of the NH Fish and Game, and as it turns out, Fish and Game needs to go through the Governor and Council and present them with the most recent maps of the Eastman Property and adjoining subdivision, in which Steve will deliver to F&G within the next few days. The 120 day window ends on July 14 (correct date is 7-12), and if for some reason this timeframe cannot be met, F&G may *not* be able to qualify as secondary easement holder for the Eastman Property. Concerning the easement language, Steve would like to delete the section dealing with running trails as being too unwieldy and difficult to enforce. Steve suggests discussing the final draft of the Eastman Deed at the next Conservation Commission meeting in June, and he obliged to send out draft copies of the easement deed for members review before the next Commission meeting. Concerning the Ferrante subdivision approval, Steve related some things still need to be ironed out with the State. On the bond matter, Steve calls Leon Methot almost every week for updates on its progress. On the matter of kudos, Andy suggests drafting a letter to the local publications, thanking the financial supporters of this project for their generous donations, and in addition, thanking the supplemental supporters such as Dunkin' Donuts, Lancots, Weare Center Store, and Colburns for their kind contribution of treats and sweets. Mike broached the topic of examining the Property for hazardous contaminants, in which Andy replied that based on his experience, he feels there is no need for due diligence on the Property unless the lender requires it.

**SHB** – This developer owns the old Mildred Hall estate, and wants to sell it to the Town. The main concern here is the contamination on the property due to many years of chemical spraying for agricultural purposes. SHB is willing to consider a partial sale of their property. At this juncture of the discussion, it was determined to enter into non-public session. Andrea made motion to enter into non public session pursuant to RSA 91-A:3IIe, for the purpose of discussing a sales transaction of this property. John 2<sup>nd</sup>, and the meeting enters non public session at 7:46 PM. Jean Heinemann and Sherry Burdick were drafted as alternates in order to be included in this discussion.

Non public discussion on the SHB property ended. Andrea made motion to seal and restrict the non public minutes pursuant to RSA 91-A:3 and Pat 2<sup>nd</sup>. All voted in favor, and the motion carries.

Andrea made motion to end the non public session, and John 2<sup>nd</sup>. With no further discussion on this subject, all voted in favor, the motion carries, and the non public session ended at 8:14 PM.

**Oliphant Update** – For the record, Steve pointed out the location of the Oliphant property on the Open Space Map. At this time, Andrea made motion to enter into non public session pursuant to RSA 91-A:3IIe to discuss the Oliphant Property, and John 2<sup>nd</sup>. All voted in favor, and the meeting proceeds into non public session at 8:20 PM.

Andrea made motion to seal and restrict the non public minutes pursuant to RSA 91-A:3III, and Pat 2<sup>nd</sup>. All voted in favor, and the motion carries.

Andrea made motion to exit the non public session, and Pat 2<sup>nd</sup>, and all voted in favor. The non public session ended at 9:15 PM.

**Resumption of Regular Session of OSC** – The regular session of the OSC resumed at 9:15PM.

**Timber Harvest in Feltch Farm** – Pat Myers spoke with Carl Knapp concerning the timber harvest on Feltch Farm Forest. Carl asked Pat if he could secure a letter either from the OSC or the CC that it would be OK for him to mill the harvested logs. Pat believes the Town has already approved this logging operation, and, Pat added, this operation is necessary for the Highway Department to mine the gravel on the esker which supported the trees. Steve cautioned that the milled timber must be used by the Town; otherwise, there is a tax liability involved.

**Natural Resource Inventory** – Andrea stated she heard from Bill Nicholas of the Natural Heritage Foundation, and that, starting tomorrow, he would like to begin work on the biological inventory of Town lands. This particular parcel is owned by PWA, and Mr. Nicholas questions if this piece should be included in the inventory survey. Steve suggested that if Bill notices something of value, he should document it, whether on Town property or otherwise.

**Adjournment** – Andrea made motion to adjourn, and John 2<sup>nd</sup>. All voted in favor, and this evenings session of the OSC adjourned at 9:20 PM.

Respectfully Submitted,

John Ciampi  
Secretary WOSC

cc: OSC Files  
Tina Pelletier  
Town Clerk  
BOS